

RESOLUTION No. 19-113

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE FINAL PLAT FOR OVERTURE AT DOWNTOWN DORAL SOUTH, GENERALLY LOCATED BETWEEN NW 87 AVENUE AND NW 85 AVENUE AT APPROXIMATELY THE SOUTH SIDE OF NW 47 STREET, DORAL, FLORIDA; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, CRP-GREP Overture Owner, LLC (“The Applicant”) is requesting final plat approval for “Overture at Downtown Doral South”, as depicted in Exhibit “A”, the property is generally located between NW 87 Avenue and NW 85 Avenue at approximately the south side of NW 47 street, City of Doral, Florida, as legally described in Exhibit “B”; and

WHEREAS, this application has been reviewed for compliance with the City of Doral Code and Chapter 28 of the Miami-Dade County Code by the City Professional Surveyor and Mapper and has been found to be consistent; and

WHEREAS, on April 24, 2019 the City Council held a hearing and received testimony and evidence related to the Application from the Applicant and other persons and found that the proposed final plat meets all applicable regulations and is consistent with the Comprehensive Plan; and

WHEREAS, after careful review and deliberation, staff has determined that this application has complied with the Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA THAT:

Section 1. Recitals. The above recitals are true and correct and incorporated herein by this reference.

Section 2. Approval. The City Council of the City of Doral hereby approves the final plat for “Overture at Downtown Doral South”, generally located between NW 87 Avenue and NW 85 Avenue at approximately the south side of NW 47 street, City of Doral, Florida, subject to the following conditions:

1. All PRM's have to be in place prior to the final plat recordation.
2. All PCP's and Lot corners have to be in place or bonded prior to the final plat recordation.

Section 3. Recordation. This Resolution shall be recorded in the Public Records of Miami-Dade County, Florida, with the Applicant to pay the costs thereof.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

The foregoing Resolution was offered by Vice Mayor Mariaca who moved its adoption.

The motion was seconded by Councilmember Cabral and upon being put to a vote, the

vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Claudia Mariaca	Yes
Councilwoman Digna Cabral	Yes
Councilman Pete Cabrera	Absent/Excused
Councilwoman Christi Fraga	Yes

PASSED AND ADOPTED this 24 day of April, 2019.




JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:



CONNIE DIAZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:



LUIS FIGUEREDO, ESQ.
CITY ATTORNEY

EXHIBIT “A”



Subject Property

NW 87TH AVE

NW 41ST ST

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

City of Doral



Planning & Zoning Department

Aerial Map

EXHIBIT “B”

EXHIBIT "B"

"OVERTURE AT DOWNTOWN DORAL SOUTH"

PARCEL 1

A PORTION OF REVISED PLAT OF ORIZABA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, AT PAGE 71, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT "A" OF "WHITE VIEW SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 157, AT PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N87°45'36"E, ALONG THE NORTHERLY BOUNDARY LINE OF SAID PLAT OF "WHITE VIEW SUBDIVISION", FOR A DISTANCE OF 28.33 FEET; THENCE N02°14'24"W FOR A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE N87°45'36"E FOR A DISTANCE OF 89.51 FEET; THENCE N01°23'43"E FOR A DISTANCE OF 47.34 FEET; THENCE S88°36'17"E FOR A DISTANCE OF 216.66 FEET; THENCE N01°23'43"E FOR A DISTANCE OF 258.36 FEET; THENCE N88°20'03"W FOR A DISTANCE OF 286.23 FEET; THENCE N01°39'57"E FOR A DISTANCE OF 4.00 FEET; THENCE N88°20'03"W FOR A DISTANCE OF 35.34 FEET; THENCE N01°39'57"E FOR A DISTANCE OF 3.30 FEET; THENCE N88°20'03"W FOR A DISTANCE OF 4.97 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 100°15'58" FOR AN ARC DISTANCE OF 17.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1,868.45 FEET, THROUGH A CENTRAL ANGLE OF 01°09'48" FOR AN ARC DISTANCE OF 37.94 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE EAST, A RADIAL LINE FROM SAID POINT BEARS N89°45'08"E; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1,073.18 FEET, THROUGH A CENTRAL ANGLE OF 05°26'58" FOR AN ARC DISTANCE OF 102.07 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, A RADIAL LINE FROM SAID POINT BEARS S81°16'20"W; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 958.82 FEET, THROUGH A CENTRAL ANGLE OF 06°02'53" FOR AN ARC DISTANCE OF 101.21 FEET TO A

POINT OF NON-TANGENCY; THENCE S01°14'07"E FOR A DISTANCE OF 69.13 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A PORTION OF REVISED PLAT OF ORIZABA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, AT PAGE 71, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT "A", OF WHITE VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 157, AT PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, A RADIAL LINE FROM SAID POINT BEARS S86°01'08"W; THE NEXT DESCRIBED THREE (3) COURSES AND DISTANCES BEING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF N.W. 87th AVENUE AS SHOWN ON THE PLAT OF DORAL RIGHT-OF-WAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, AT PAGE 93 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; 1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1949.86 FEET, THROUGH A CENTRAL ANGLE OF 3°05'02" FOR AN ARC DISTANCE OF 104.95 FEET TO A POINT OF TANGENCY; 2) THENCE N07°03'54"W FOR A DISTANCE OF 200.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT CONCAVE TO THE EAST; 3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1105.92 FEET, THROUGH A CENTRAL ANGLE OF 00°32'46" FOR AN ARC DISTANCE OF 10.54 FEET TO A POINT; THENCE N13°35'56"E FOR A DISTANCE OF 35.28 FEET; THENCE S88°20'03"E FOR A DISTANCE OF 370.24 FEET; THENCE S01°23'43"W FOR A DISTANCE OF 30.00 FEET; THENCE N88°20'03"W FOR A DISTANCE OF 286.23 FEET; THENCE N01°39'57"E FOR A DISTANCE OF 4.00 FEET; THENCE N88°20'03"W FOR A DISTANCE OF 35.34 FEET; THENCE N01°39'57"E FOR A DISTANCE OF 3.30 FEET; THENCE N88°20'03"W FOR A DISTANCE OF 4.97 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 100°15'58" FOR AN ARC DISTANCE OF 17.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1,868.45 FEET, THROUGH A CENTRAL ANGLE OF 01°09'48" FOR AN ARC DISTANCE OF 37.94 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE EAST, A RADIAL LINE FROM SAID POINT BEARS N89°45'08"E; THENCE SOUTHERLY, ALONG THE

ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 1,073.18 FEET, THROUGH A CENTRAL ANGLE OF 05°26'58" FOR AN ARC DISTANCE OF 102.07 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, A RADIAL LINE FROM SAID POINT BEARS S81°16'20"W; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 958.82 FEET, THROUGH A CENTRAL ANGLE OF 06°02'53" FOR AN ARC DISTANCE OF 101.21 FEET TO A POINT OF NON-TANGENCY; THENCE S01°14'07"E FOR A DISTANCE OF 69.13 FEET; THENCE N87°45'36"E FOR A DISTANCE OF 62.23 FEET; THENCE S02°14'24"E FOR A DISTANCE OF 2.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "A"; THENCE S87°45'36"W, ALONG THE NORTH LINE OF SAID TRACT "A" FOR A DISTANCE OF 90.56 FEET TO THE POINT OF BEGINNING.